

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Workshop meeting

January 28, 2015

Members present: Chairman, B. M. Molloy; Members: Karn Dunn, Anne Impellizzeri , James Pergamo and Arne Saari, also Anna Georgiou from McCarthy Fingar LLP and Charles Voss from Barton & Loguidice

Chairman B.M. Molloy opened the meeting at 7:00 P.M.

1. Minutes:

The minutes of January 7, 2015 were reviewed. **J. Pergamo** moved to approve the minutes as presented and **A. Impellizzeri** seconded the motion. The minutes were unanimously approved.

2. Correspondence:

- Bill from McCarthy Fingar LLP. Dated 12/16/14 In the amount of \$2,725.00 for work done for the Butterfield Realty LLC project. Chairman B.M. Molloy noted that per the agreement with the Applicants the bill was signed off by a representative of the applicant. It was agreed to ask Ellen McGeean to send bills to the Planning Board at the same time as they are sent to the applicant so the Board will see them before they come for approval.
- Joseph Pirraglia, application for a free standing sign. As per code 134-18 supplementary regulations; Sub Section (A) sign regulations referral to the Planning Board. **A. Saari** moved to approve Dr. Pirraglia's sign application and **K. Dunn** seconded the motion. The motion was approved unanimously.

3. Old Business:

Butterfield Realty, LLC

Present for the Applicant were Paul Guillaro, Property owner; Matt Moran, project manager, Unicorn Contracting and Steve Barshov the Applicants Attorney, Joseph Riina, Site Design Consultant Engineer

Joe Riina reviewed the Site Design Consultants response dated January 9, 2015 response from the applicant to previous Barton & Loguidice concerns.

Items responded too were the following:

- Protection of trees.
- Water main and drainage flows.
- Adequate sewer and water connections.
- Storm water management.
- Pervious pavers will be used on parts of the site, but not on roads and parking areas.
- Landscaping plan.

Chuck Voss from Barton & Loguidice, reviewed the January 23, 2015 memo. **A. Saari** questioned parking and requested to call out parking according to the possible usage of the retail space.

After reviewing the parking it was noted by Joe Riina that the applicants are 6 parking spaces short according to the Village code. A discussion ensued over the amount of parking spaces and the location of the parking spaces. **Chairman B. M. Molloy** noted he would rather see green space instead of additional parking.

Chairman B.M. Molloy asked for the storm water management plan to be done in Laymen terms.

Landscaping:

A provision to the site plan regarding the Beech tree can be added to the plans if the Beech tree dies within so many years.

K Dunn distributed a plant list based on the landscape plan of the trees being proposed for the site and the maximum height they will grow. The Board requested an inventory of the existing plants and trees on the site.

Lighting:

The lighting will be night sky. The style of the fixture has not yet been approved by the HDRB.

Anna Georgiou reviewed the progress of the site plan process to date and reviewed the next steps.

The following will be done:

- The required public hearing may be combined with any hearing with the HDRB, and the next available date is March 4th and public notice will be required.
- A referral for of the preliminary sub division and of the site plan to the Board of Trustees for any comment is needed.
- The mandatory 239m and 239n referrals to the County also must be forwarded.
- Elevations shall be provided.

The next meeting was scheduled for February 18, 2015.

At that meeting the following will be done:

- The referrals are triggered when a public hearing date is set.
- A date for a public hearing will be scheduled if all paperwork is in order. The tentative date for the public hearing date is set for March 4, 2015.
- The revised technical memo and updated site plan will be received by the Planning Board by February 13, 2015.

J. Pergamo moved to adjourn the meeting and **A. Saari** seconded the motion. The meeting adjourned at 9:14 P.M.

B.M. Molloy, Village of Cold Spring Planning Board Chairman

Date